

# Chapter 1: Executive Summary

Population	Economic	Cultural Resources	Community Facilities
Natural Resources	Housing	Energy	Land Use

## 1.1 Introduction

The Greenwood City/County Comprehensive Plan is a thoroughly integrated and internally consistent statement of Greenwood County and its communities' policies for future growth and development. The Comprehensive plan responds to, and its authority is derived from, the South Carolina Comprehensive Planning Enabling Act of 1994. The Plan addresses the process and mandated elements of South Carolina Code Article 3, Section 6-29-510 in the context of local conditions. The seven mandated elements, or areas of concentration, are woven through a single document whose chapters address specific concerns. Having adopted the Plan, each local government in Greenwood County assumes the responsibility to implement it, to report on its continuing status, and to communicate with citizens and other agencies regarding the Plan's policies.

## 1.2 Format of the Comprehensive Plan

The Plan consists of text, maps, tables and graphs. The Plan is organized in such a way as to recognize the interrelationships among the various issues and the responses needed to address the issues identified. Chapter 2 provides an introduction to Greenwood County and its communities as well as the overall planning process. It briefly:

- Highlights the location and setting of the area;
- Paraphrases what is said in this chapter to explain the nature and purpose of the comprehensive plan;
- Briefly lists the legal requirements for comprehensive plans as established by the State of South Carolina and by case law;
- Describes the process used in preparing the Greenwood City/County Comprehensive Plan; and
- Describes the land areas covered by the Plan.

Chapter 2 also recites how the Plan is organized. Sections on “**Administering the Comprehensive Plan**” and “**Amending the Comprehensive Plan**” conclude the chapter.

Chapters 1 and 2 are introductory and explanatory information concerning the Plan and the procedures outlining the document. Chapter 1 highlights the issues that were found to be a major significance to the communities and those issues that need the most attention. Chapter 2 outlines amendment procedures and a basic guidebook for the basis of the Comprehensive Plan.

Beginning with Chapter 3: Population, each chapter follows a similar outline. First is a description of the background or existing conditions which are unique within the subject of that chapter (*e.g.* land use, circulation, economic development, *etc.*). Following the listing is a brief analysis of existing conditions and prospects for growth or other change in the communities. The goals, policies, and programs that will guide community actions on specific subjects during the life of the Plan are then presented, grouped under the major issue headings.

Some policies and programs require further explanation to clarify intent or to specify details to ensure that appropriate and timely actions are taken. In such cases, explanatory language follows the policy or program statement.

Maps and other graphic illustrations and their captions, unless otherwise specified in the related text and their titles, are illustrative and are not intended as statements of policy.

The goals, objectives, and strategies are the heart of the Plan. In following their directives, the municipalities and Greenwood County will chart the course of growth and development by determining the nature of the environment and the future character of the area.

### **1.3 The Future Land Use Map**

Accompanying this text as an integral part of the Comprehensive Plan is the Future Land Use Map. The Land Use Map is a requirement of state law and must clearly designate the type of land use for each property covered by the Plan. In addition, the map and text together specifies the population density at which residential development may occur as well as the building intensity of commercial and industrial development. Other pertinent features of the Future Land Use Map include the location of existing and proposed parks, public schools and colleges, floodplains, and existing and proposed roadways. Thus, the Comprehensive Plan Future Land Use Map is a graphic depiction of, and sets the course for, the managed growth for the community over the next twenty years.

### **1.4 Central Objectives**

The major goals and objectives of this Plan are grouped and paraphrased as follows. Together they set the terms for Greenwood County's development for the next twenty years as outlined in the future land use maps as found in Chapter 9. Specific strategies for implementation are found at the end of each element.

#### *Chapter 4: Natural Resources*

- Goal 4.1 – Promote a Clean Air Program in Greenwood County
  - Objective 4.1.1. Provide natural defenses against air pollution
  - Objective 4.1.2. Provide legislative defenses against air pollution
- Goal 4.2 – Protect Soil and Water Resources
  - Objective 4.2.1. Maintain the integrity of our soil
  - Objective 4.2.2. Maintain water quality and quantity
  - Objective 4.2.3. Protect flood plain and flood way areas
  - Objective 4.2.4. Plan for geologic hazards
- Goal 4.3 – Expand and Sustain the Natural Environment
  - Objective 4.3.1. Protect prime agricultural lands
  - Objective 4.3.2. Protect prime forest lands
  - Objective 4.3.3. Expand the urban forest
- Goal 4.4 – Promote Growth Management Principles
  - Objective 4.4.1. Promote parks and open spaces
  - Objective 4.4.2. Educate the public on the effects of urban sprawl and effective conservation measures

#### *Chapter 5: Economics*

- Goal 5.1 – Increase the County's Tax Base
  - Objective 5.1.1. Strengthen Greenwood County's role as employment center for the region
  - Objective 5.1.2. Increase employer satisfaction in worker preparedness and performance.
  - Objective 5.1.3. Reduce unemployment and increase private investment in the County.
- Goal 5.2 – Balance Support for Retention, Expansion and Recruitment of Businesses
  - Objective 5.2.1. Pursue a coordinated approach to economic development
- Goal 5.3 – Promote and Enhance the County's Cultural, Historic and Natural Resource Assets
  - Objective 5.3.1. Preserve the County's air and water quality
  - Objective 5.3.2. Work to preserve rural working lands in the County
  - Objective 5.3.3. Promote the growth of tourism as an economic sector
- Goal 5.4 – Increase Business and Commercial Activity in Targeted Areas
  - Objective 5.4.1. Encourage redevelopment of commercial and industrial areas

- Goal 5.5 – Promote Energy Conservation through Economic Development
  - Objective 5.5.1. Recruit and retain businesses and industries with energy conservation in mind
  - Objective 5.5.2. Revitalize existing facilities and districts and promote infill development
  - Objective 5.5.3. Encourage the use of renewable energy and recycling in business and industry
  - Objective 5.5.4. Promote energy conservation in the regulation process and provide incentives for energy conservation

## *Chapter 6: Housing*

- Goal 6.1 – Increase Residential Development in the County
  - Objective 6.1.1. Provide infrastructure to prime residential development areas
  - Objective 6.1.2. Discourage residential sprawl
  - Objective 6.1.3. Promote open space
- Goal 6.2 – Diversify the Existing Housing Stock
  - Objective 6.2.1. Provide differing housing options for investment
- Goal 6.3 – Encourage Affordable Housing
  - Objective 6.3.1. Provide development standards that promote affordable housing
- Goal 6.4 – Protect Existing Residential Development
  - Objective 6.4.1. Provide continued building inspection services
  - Objective 6.4.2. Protect neighborhoods from harmful land uses
  - Objective 6.4.3. Encourage community development and neighborhood revitalization
  - Objective 6.4.4. Protect historic neighborhoods

## *Chapter 7: Cultural Resources*

- Goal 7.1. – Promote Historic Preservation Actions
  - Objective 7.1.1. Preserve historic resources in our communities
  - Objective 7.1.2. Promote historical sites and buildings
- Goal 7.2. – Develop the Cultural Resources Infrastructure
  - Objective 7.2.1. Identify the Uptown area as a major cultural venue for Greenwood County
  - Objective 7.2.2. Develop land use proposals on the potential impacts of cultural resources
- Goal 7.3. – Encourage Cultural Resources as a Major Factor in Economic Development
  - Objective 7.3.1. Develop the tourism economy
  - Objective 7.3.2. Develop the retirement economy
- Goal 7.4. – Increase Awareness of Greenwood County's Cultural Heritage
  - Objective 7.4.1. Develop cultural resource programs
  - Objective 7.4.2. Provide opportunities to strengthen our communities

## *Chapter 8: Community Facilities*

- Goal 8.1 – Provide Adequate Infrastructure Based on Population Levels
  - Objective 8.1.1. Develop additional utility infrastructure
  - Objective 8.1.2. Maintain the existing utility infrastructure
  - Objective 8.1.3. Develop additional transportation facilities
  - Objective 8.1.4. Enhance education facilities
- Goal 8.2 – Protect Community Assets
  - Objective 8.2.1. Prepare for natural disasters
- Goal 8.3 – Promote a Safe Community
  - Objective 8.3.1. Promote rail safety
  - Objective 8.3.2. Maintain safe public facilities
  - Objective 8.3.3. Provide additional public services

- Goal 8.4 – Provide Additional Civic Facilities and Enhancements to Existing Facilities
  - Objective 8.4.1. Maintain efficient landfill and recycling programs
  - Objective 8.4.2. Promote cultural facilities
  - Objective 8.4.3. Encourage park and open space development

## *Chapter 9: Land Use*

- Goal 9.1. – Encourage Efficient Land Use Planning
  - Objective 9.1.1. Promote land use policies for efficient development patterns
  - Objective 9.1.2. Promote land use policies for reduced public service costs
- Goal 9.2 – Promote City/County Planning Efforts
  - Objective 9.2.1. Encourage cooperative efforts for consistency in land use objectives
  - Objective 9.2.2. Ensure that planning measures meet future demand

## *Chapter 10: Energy*

- Goal 10.1. – Promote Energy Conservation through Environmentally Beneficial Actions
  - Objective 10.1.1. Encourage the use of trees and landscaping to conserve energy
  - Objective 10.1.2. Provide and encourage open spaces
  - Objective 10.1.3. Use and encourage the use of alternative fuels
  - Objective 10.1.4. Encourage recycling
  - Objective 10.1.5. Promote and protect ambient air quality
- Goal 10.2. – Promote Energy Conservation through Economic Development
  - Objective 10.2.1. Recruit and retain businesses and industries with energy conservation in mind
  - Objective 10.2.2. Revitalize existing facilities and districts and promote infill development
  - Objective 10.2.3. Promote the production of economically valuable goods and services while reducing the ecological impacts of production
  - Objective 10.2.4. Encourage the use of renewable energy and recycling in business and industry
  - Objective 10.2.5. Encourage incorporation of energy conservation measures into facility construction and site design, facilities management, production processes and the development application of new technologies
  - Objective 10.2.6. Promote energy conservation in the regulation process and provide incentives for energy conservation
- Goal 10.3. – Reduce Residential Energy Use
  - Objective 10.3.1. Promote energy conservation through housing design and materials, residential landscaping and residential development design
- Goal 10.4. – Reduce Energy Used in Community Facilities
  - Objective 10.4.1. Promote energy conservation through administrative procedures, policy changes and education
  - Objective 10.4.2. Consider energy conservation when determining the location of new facilities
  - Objective 10.4.3. Site new facilities for energy conservation and maximize energy efficiency of new and existing buildings
  - Objective 10.4.4. Incorporate energy conservation into facilities management practices and procedures
- Goal 10.5. – Reduce Energy Used for Transportation
  - Objective 10.5.1. Reduce energy use through street and parking design
  - Objective 10.5.2. Provide a multi-modal transportation system
  - Objective 10.5.3. Provide and promote travel alternatives
- Goal 10.6. – Conserve Energy through Land Use Planning
  - Objective 10.6.1. Encourage mixed-use development
  - Objective 10.6.2. Encourage infill and redevelopment
  - Objective 10.6.3. Encourage compact development and clustering